



Boundaries for
Identification Only

Land At Honeymead Field, North Fields, Sturminster Newton, Dorset, DT10 1FD
Residential Development Land with Outline Planning Permission for up to 114 Dwellings (25% affordable)
on the edge of this popular North Dorset town. 3.836 hectares (9.478 acres) in total, including woodland
plantation for POS

North Fields, Sturminster Newton, Dorset,
DT10 1FD

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3.836 hectares (9.478 acres) in total
Including woodland plantation for POS

Viewing
Strictly by appointment through Symonds &
Sampson

Burraton office on 01305 236574

Email : rmiller@symondsandsampson.co.uk



Romsey Office Building 200, The Grange, Romsey Road, Michelmersh, Romsey, Hampshire, SO6 0AL Tel: 01254 367913 Fax: 01254 367291	Portsmouth Office Unit 5, Middle Bridge Business Park, Rivers Road, Portsmouth Hants, PO2 2 0PH Tel: 01329 467000 Fax: 01254 367291
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Portsmouth Office
Unit 5, Newby Works Business Park
Bentley Road,
Portsmouth
Epsom, ES20 6PH
Tel: 01223 407100 Fax: 01223 367295

Item	Description
11	Firearm, rifle
12	Shaving brush, toothbrush, etc.

Date	Au	F
15.10.19	145.2	
24.10.19	142	

www.thrivearchitects.co.uk

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Project	North Honeymead Field, Sturminster Newton
Drawing	Sketch Layout - 01

Client	FIDEI Holdings Ltd
Product	FINANCE

ADP ID:	PROJ000224	Est:	18.10.19
Org no:	SKI-01	Res:	#2
Author:	MBHJ	Checked:	Scds: L500eA1
Status:	PRELIMINARY	Office:	Borsney
Client ref:	*		



Location

The site is located on the northern edge of Sturminster Newton, approximately 1.3km from the historic town centre. It is accessed from North Fields, which is a small estate developed in the early 2000s, and is bounded by the local football ground and leisure centre to the west and open countryside to the north and east. Sturminster Newton is a traditional market town. It has a weekly market, a good range of shops, supermarket, cafes, pubs, library, doctor and dental practices, churches and schools. The town also boasts an exceptional and active arts centre, recreation ground, and the surrounding area has some fantastic walking countryside, including the North Dorset Trailway.

The larger towns of Blandford Forum, Shaftesbury and Sherborne are within easy reach and Gillingham has a mainline station to London Waterloo (approx. 2 hours).

Description

The site is approximately 3.836 hectares (9.478 acres) in total and includes a 1.56 acre belt of trees along the north boundary. The main field is agricultural land, with hedge boundaries to the north and east. The land is gently sloping to the east, rising approximately 9 metres across the site. There are no public rights of way over the site, but some permissive paths along the south-east and east boundaries. Boundary ownership is shown by inward facing "T" marks on the site plan.

Planning Permission and Development

Outline Planning Permission was granted on the 25th April 2020 by Dorset Council (Ref. 2/2018/1749/OUT) for up to 114 dwellings, form vehicular access, associated infrastructure and public open space.

The illustrative layout depicts mainly 2 and 3 bed open market dwellings with a total of 81,214 sq.ft. (84 no) and 1, 2 and 3 bed affordable dwellings with a total of 22,909 sq.ft. (30 no). Total net developable area 5.826 acres. A minimum of 70% of the affordable to be affordable or social rented, with the remainder as intermediate housing.

Section 106 Agreement & CIL

A copy of the completed S106 Agreement is included in the Data Room. The contributions will be the responsibility of the purchaser and due consideration should be made within any offer.

Information Pack

Prospective purchasers should provide their company name, contact name and a contact email/telephone number, by email to rmiller@symondsandsampson.co.uk with a request for the Information Pack, following which a link by Dropbox will be provided.

The Information Pack includes the following:

- Complete suite of technical reports and surveys
- Planning application submission including approved plans
- Ground investigation report
- Title and Land Registry details
- Utilities information
- Bidding template

An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance provided from external consultants.

Method of Sale

The site is offered on the open market, on a subject to contract basis, by private treaty. Any conditional offer must clearly state such conditions. Offers are to be submitted in accordance with the bidding template contained in the Information Pack. Offers are to be submitted **no later than 12 noon Thursday 13th August 2020** by post or email to Richard Miller MRICS FAAV, Symonds & Sampson LLP, Burraton House, 5 Burraton Square, Poundbury, Dorchester, DT1 3GR (rmiller@symondsandsampson.co.uk)

Vacant Possession

The property will be sold freehold with vacant possession on legal completion.

Overage and Special Conditions

The bidding template invites prospective purchasers to include overage/value uplift provision as part of their offer.

There is currently a land drainage pipe crossing the east of the site and discharging into the current attenuation pond to the south-east. The purchaser is to divert the pipe onto the vendor's retained land if it should interfere with the SUDS layout.

Rights of future access is to be reserved through the north boundary of the site.

Legal Costs

The purchaser will be expected to give a legal cost undertaking of up to £20,000 in the event they withdraw from the transaction following agreement of the Heads of Terms and issuing of draft documentation.

VAT

The land is not elected for VAT.

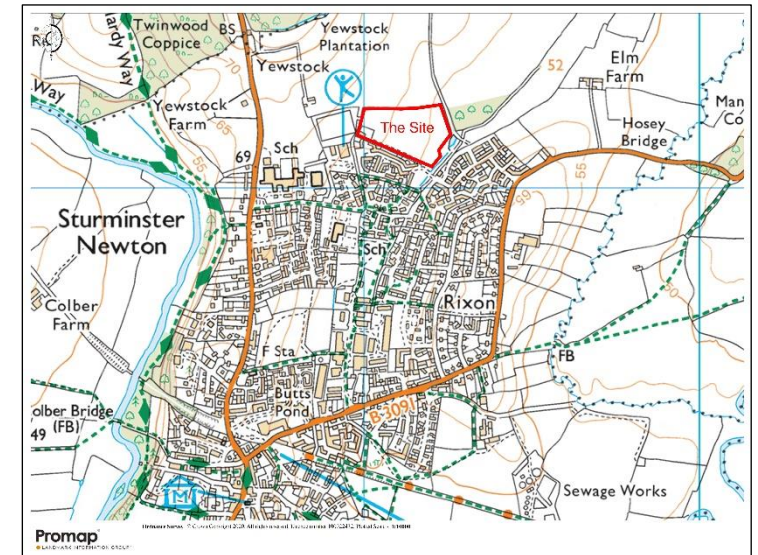
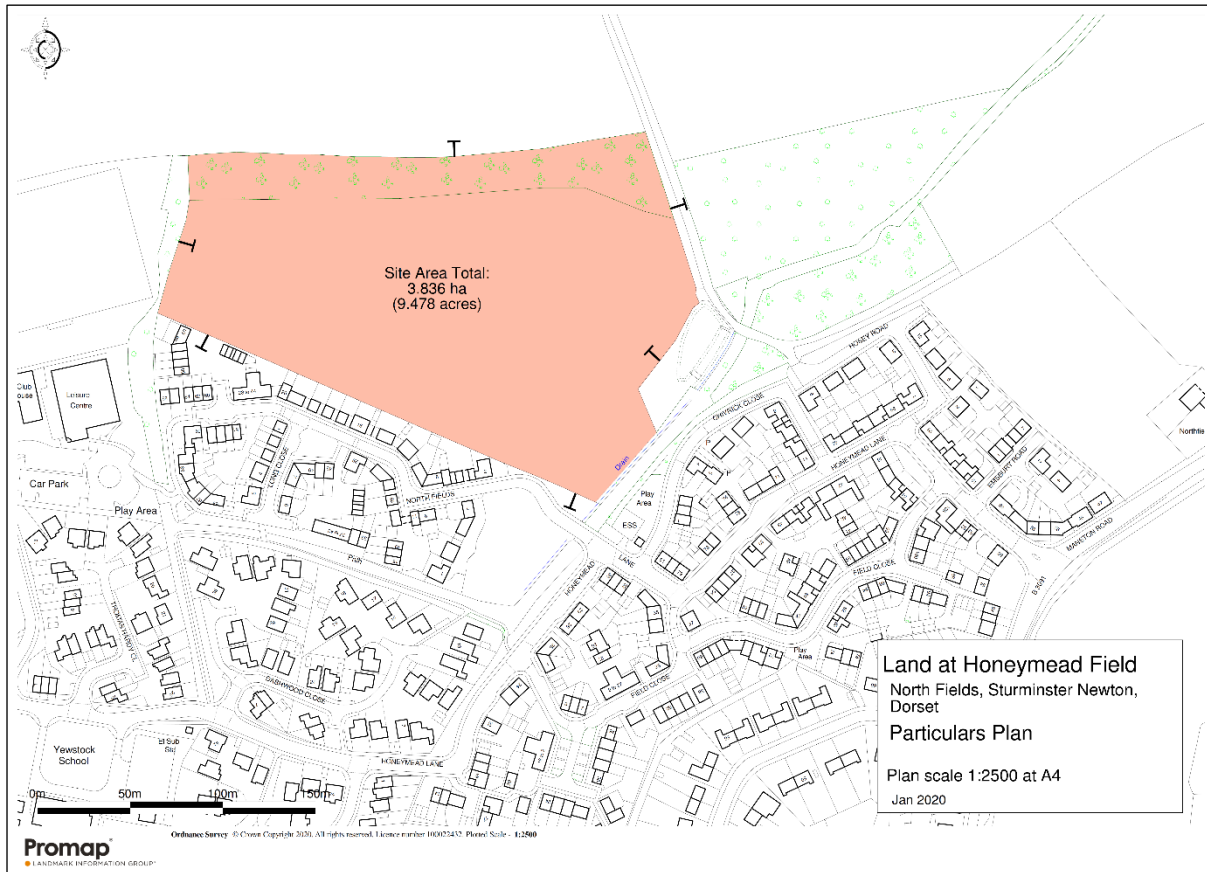
Contact

Richard Miller MRICS FAAV, Symonds & Sampson LLP, Burraton House, 5 Burraton Square, Poundbury, Dorchester, DT1 3GR
Email : rmiller@symondsandsampson.co.uk
Tel : 01305 236574

Viewing

The site may be inspected by prior appointment with the selling agents. Pedestrian access is through the gate in the southern corner, off North Fields.

RMI/08/07/2020



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Symonds & Sampson LLP

Burraton House, 5 Burraton Square, Poundbury, Dorchester, Dorset, DT1 3GR

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www.symondsandsampson.co.uk

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